

**11/1 Merchiston Grove
Edinburgh EH11 1PW**

Offers Over £275,000

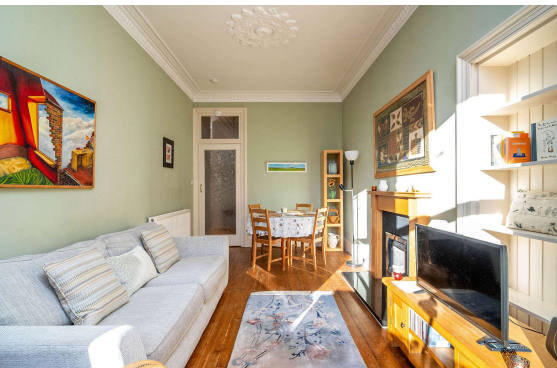
- Beautiful bay window living/dining room featuring ornate cornice, centre rose and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over the bath
- Box room
- Gas central heating and double glazing throughout
- Well kept communal garden to rear and private garden space to front
- On-street permit parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: £136

Shared Ownership: No



Flat

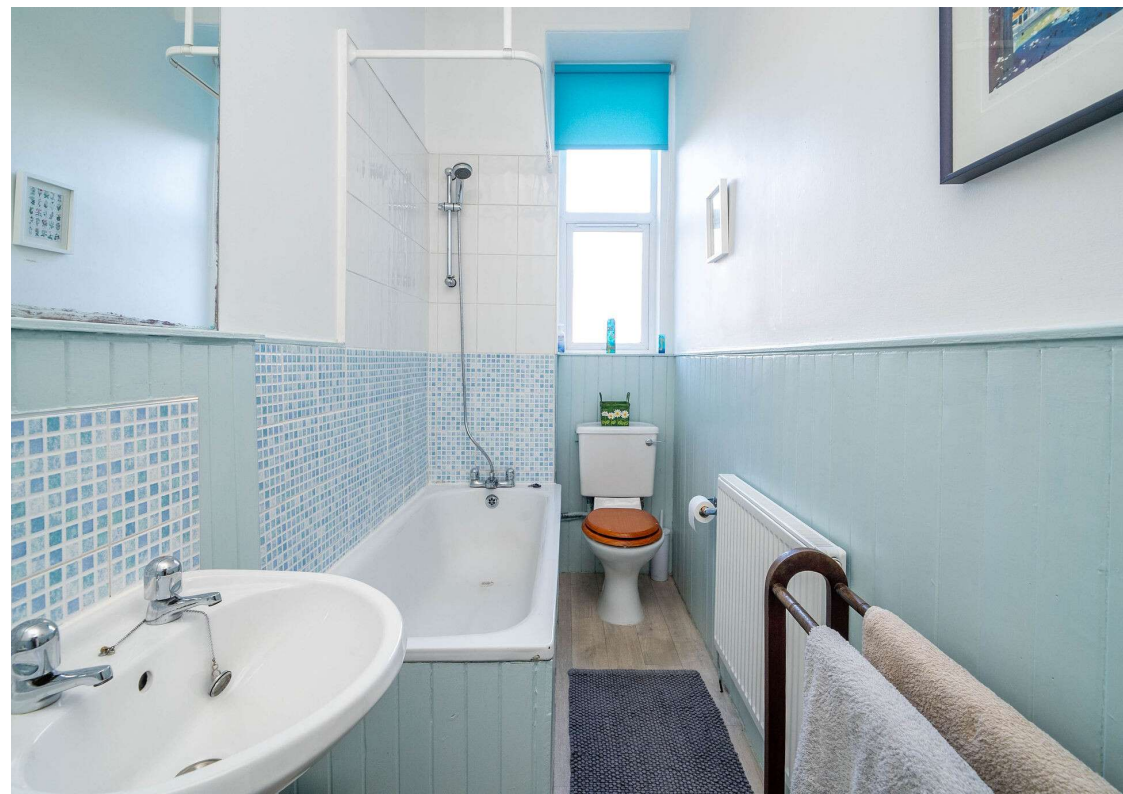
This spacious ground-floor flat in the highly sought-after Shandon area is sure to appeal to a wide range of buyers. With two large double bedrooms and generous living space, the property offers superb accommodation for a variety of purchasers — early viewing is highly recommended to avoid disappointment.

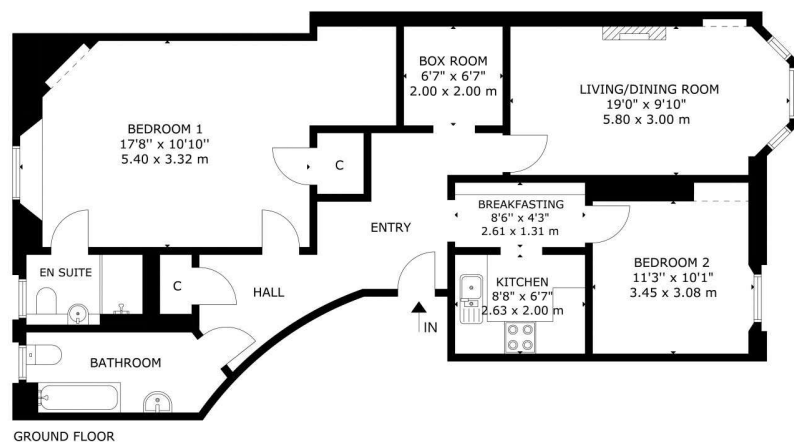
The accommodation comprises a bright and spacious bay-windowed living/dining room, featuring lovely original cornicing and a centre ceiling rose, along with a decorative fireplace — the perfect space for hosting friends and family. The kitchen is fitted with a range of wall and floor-mounted units, an electric hob and oven, and comes complete with white goods included in the sale. There are two generous double bedrooms, with the master bedroom benefiting from large wardrobes, a storage cupboard, and an en-suite fitted with a two-piece suite and electric shower. The main bathroom features a three-piece suite with a mains shower over the bath. A useful box room provides an ideal home office or additional storage space. The property further benefits from gas central heating and double glazing throughout, ensuring maximum comfort and energy efficiency. Externally, there is a private front garden and access to a large communal green to the rear. On-street permit parking is readily available. **Please note:** Stair cleaning (Capital Stair) £26.00 per quarter, back green lawn mowing £30.00 per annum. No warranties for systems.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment on 0131 337 1800







11/1 MERCHISTON GROVE, EDINBURGH, EH11 1PP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,069 SQ FT / 99 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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